

# Applicant:

Hawley Street Members, LLC c/o Alfred Weissman Real Estate, LLC 120 Old Post Road Rye, NY 10580

# Architect:

Tecton Architects, PC
One Hartford Square West
Hartford, CT 06106

# Drawing List:

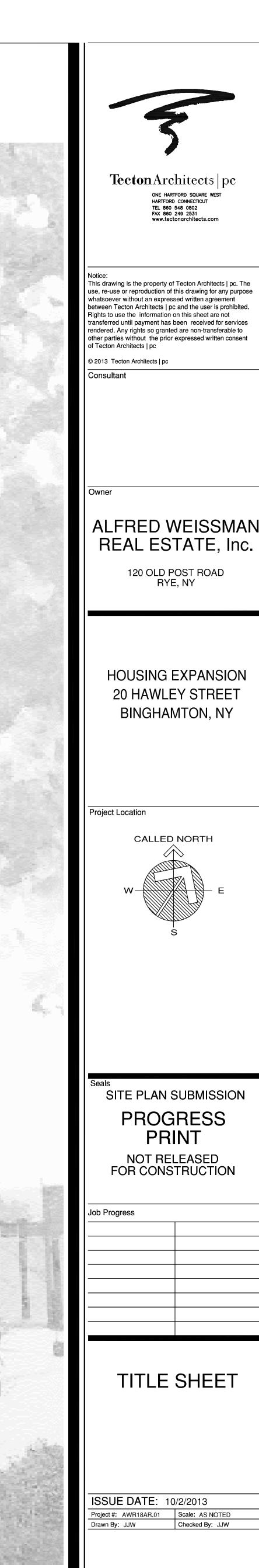
- L-1 SITE PLAN, ZONING TABLE INFORMATION
- L-2 PROPOSED SITE PLAN
- L-3 CONTEXT MAP AND PHOTOS
- L-4 SITE IMPROVEMENTS
- L-5 OFFSITE PARKING LOCATION DIAGRAM
- A-1 PROPOSED FLOOR PLANS (TYPICAL FLOOR PLANS FLR.1 THRU FLR.5)
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- A-2 PROPOSED GROUND FLOOR PLAN
- A-3 PROPOSED EXTERIOR ELEVATIONS
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RENDERING KEY PLAN

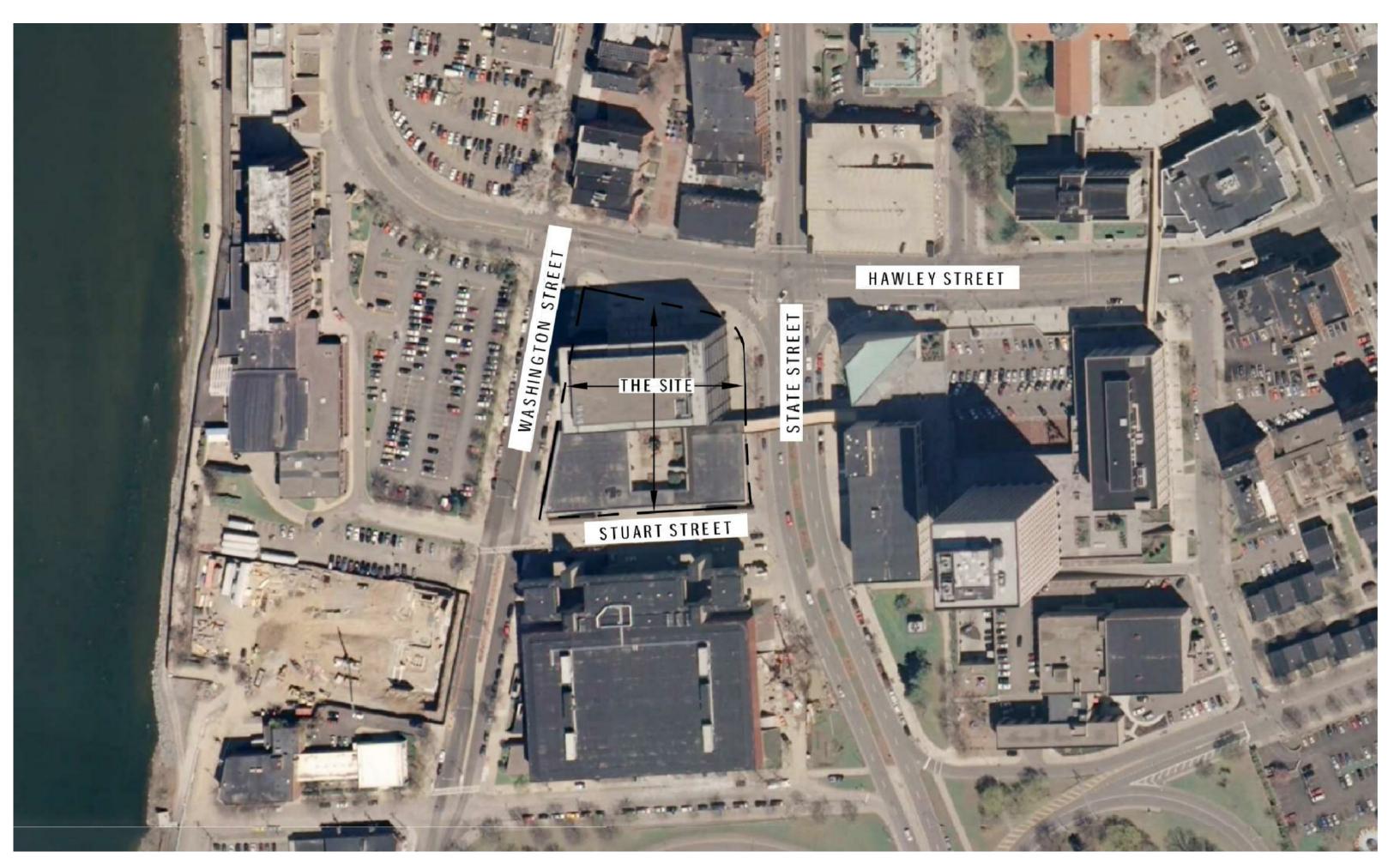
RENDERING "A"

RENDERING "B"

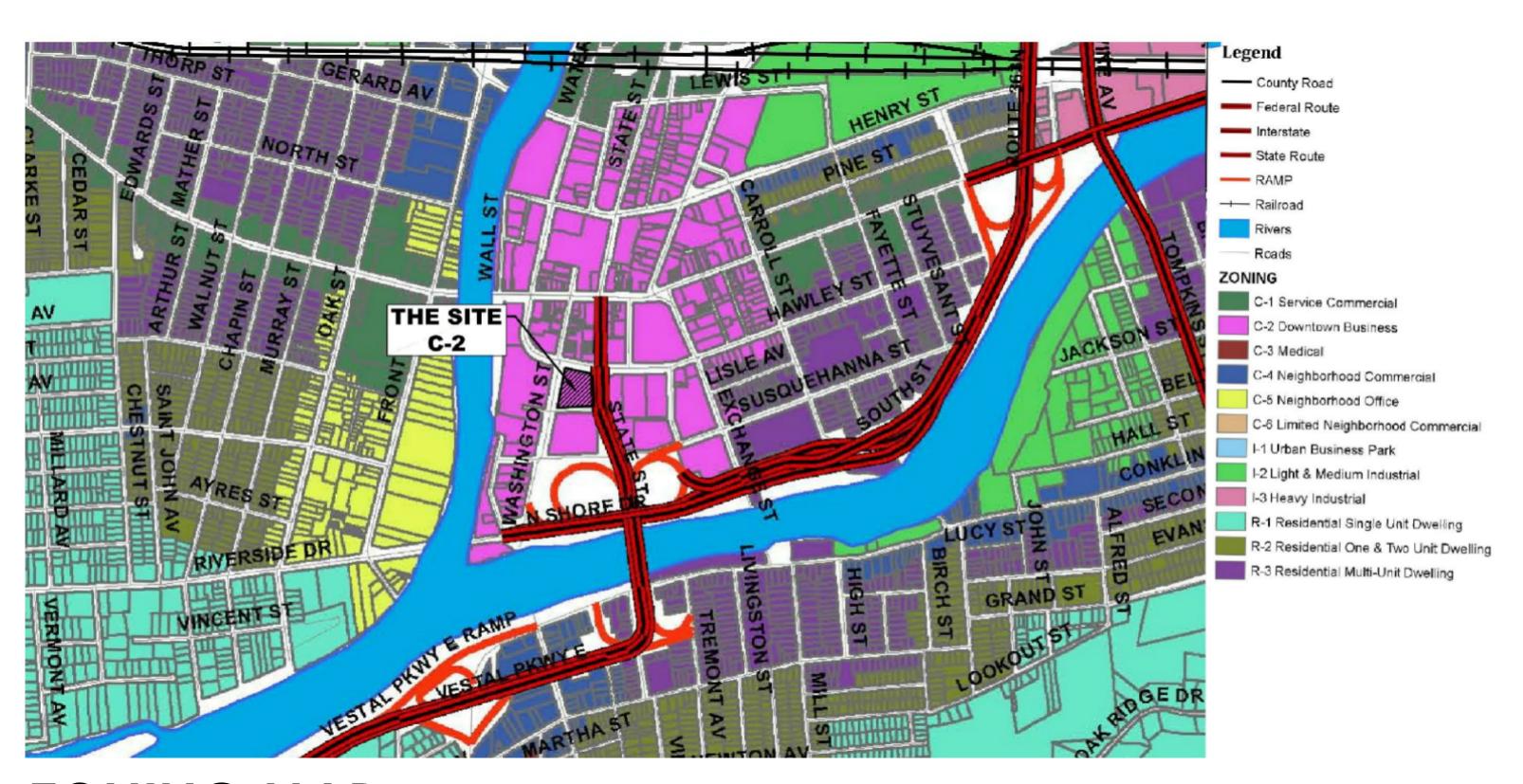
RENDERING "C"



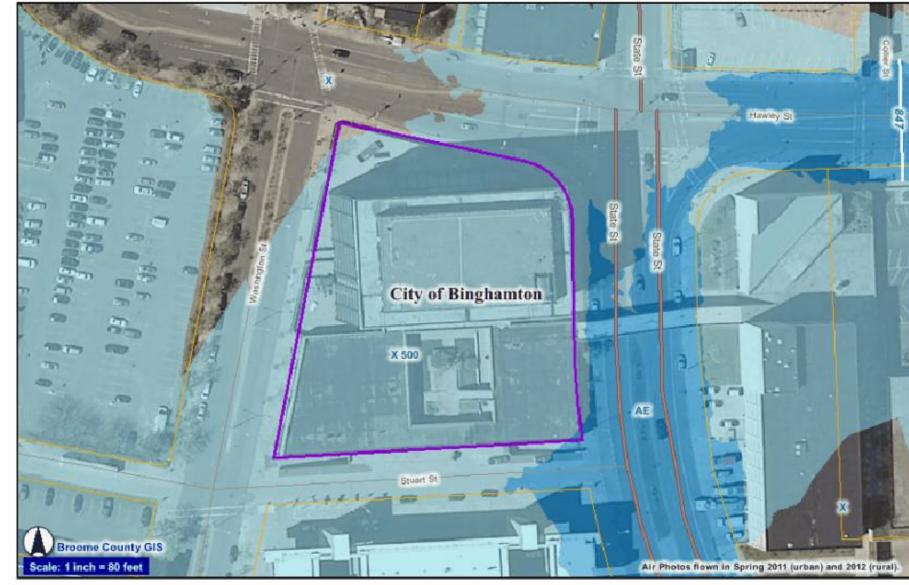
T-1



LOCATION MAP (LADA L-1 5/24/2010)



ZONING MAP (LADA L-1 5/24/2010)



Broome County, New York | Unified Parcel Information System | Web: www.hegis.com | Phone: 607-778-6505 DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for reference purposes only. Always check primary sources when accuracy is essential.

# FLOOD PLAIN MAP

3 BEDROOM 4 BEDROOM

**EXISTING BUILDING - UNITS** 

1 BEDROOM

2 BEDROOM

UNIT SUMMARY TABLE

5 BEDROOM 6 BEDROOM **290 BEDS** 

**PROPOSED ADDITION - UNITS** 

5 BEDROOM 4 BEDROOM

**180 BEDS** 

**UNIT SUMMARY** 

EXISTING 91 UNITS 290 BEDS PROPOSED 40 UNITS 180 BEDS

370 BEDS 131 UNITS

# SITE DATA TABLE

SITE: 20 HAWLEY STREET - BINGHAMTON, NY

SITE SIZE: 84,070 +/- SF (1.93 +/- Ac)

ASSESSOR'S IDENTIFICATION: 160.49-1-22

ZONE: C-2

EXISTING USES: COMMERCIAL OFFICE

PERMITTED: COMMERCIAL, RETAIL, OFFICE, RESTAURANT

SPECIAL USE: HOUSING

**EXISTING BUILDING SIZE:** 

FIRST FLOOR: 40,390 +/- SF **UPPER FLOORS:** 126,480 +/- SF

SETBACKS: REQUIRED PROVIDED

\*FRONT 0'

PROPOSED BUILDING:

FIRST FLOOR: NO CHANGE

UPPER FLOORS: 87,500 (8,750 X 5 X 2)

MAXIMUM LOT COVERAGE: EXISTING LOT COVERAGE: 60%

PROPOSED LOT COVERAGE: NO CHANGE

**EXISTING PARKING: 174 SPACES (SUB-SURFACE)** PROPOSED PARKING: 174 SPACES (SUB-SURFACE)

NOTE:

\*THE SITE HAS FOUR FRONT YARDS



#### **BROOME COUNTY, NEW YORK** UNIFIED PARCEL INFORMATION SYSTEM BROOME COUNTY GIS | Phone: (607) 778-6505 | Web: www.bcgis.com

## PROPERTY SUMMARY FOR PARCEL # 160.49-1-22

#### **Ownership Information**

Owner Name(s): Hawley Street Members LLC

Mailing 120 Old Post Rd

Address: Rye, NY 10580 **Property Characteristics** 

Parcel Location: 20 HAWLEY ST City of Binghamton | 13901

Total Assessment: \$1000000 Full Land Area: 1.72 Acres

Value: \$1176471

Land Assessment: \$254700 Full Value: \$299647 Property Use: Commercial, 480 239 Review? Yes - Within 500 Feet of: State/County Park, State/County Road, State/County Facility

Deed Book & Page: 2298-62

Exemptions: 18020

Previous Sale Information: Sale Price: \$1520546 Sale Date: 10/22/2009

Site Information (1 of 1)

Nearest Highway Access: Under 2 Miles Adjacent to Rail? No Water: Public Sewer: Public/Comm Utilities: Gas

Site Desirability: NA & Electric

Districts

Property Located in Empire Zone? Yes

Property Located in HUB Zone? Yes Property Located in Agricultural District? No Zoning District: Downtown Business District School District: Binghamton Fire Coverage: City of Binghamton Fire

Election District: City 19 Census Tract Number: 11

Historic? No

Special Districts: None

#### **Environmental Features**

DEC Wetlands on Parcel? No NWI Wetlands on Parcel? No Steep Slopes on Property? Yes Watershed: Susquehanna River Great Bend

Soils: Cv **Existing FEMA Information:** Preliminary New FEMA Information: FEMA SFHA: Partially Within, Zone AE FEMA SFHA: Out, Zone X500

(500-year floodplain) (100-year floodplain)

FEMA Panel Number: 36007C0356F FEMA Panel Number: 3600380002C Preliminary Panel Date: 02/05/2010 **FEMA Panel Date:** 06/01/1977

The information provided is prepared from a variety of sources including recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this map data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Broome County assumes no legal responsibility for the information contained herein.



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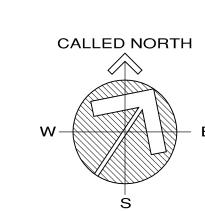
**ALFRED WEISSMAN** 

120 OLD POST ROAD RYE, NY

REAL ESTATE, Inc.

HOUSING EXPANSION 20 HAWLEY STREET BINGHAMTON, NY

**Project Location** 



SITE PLAN SUBMISSION

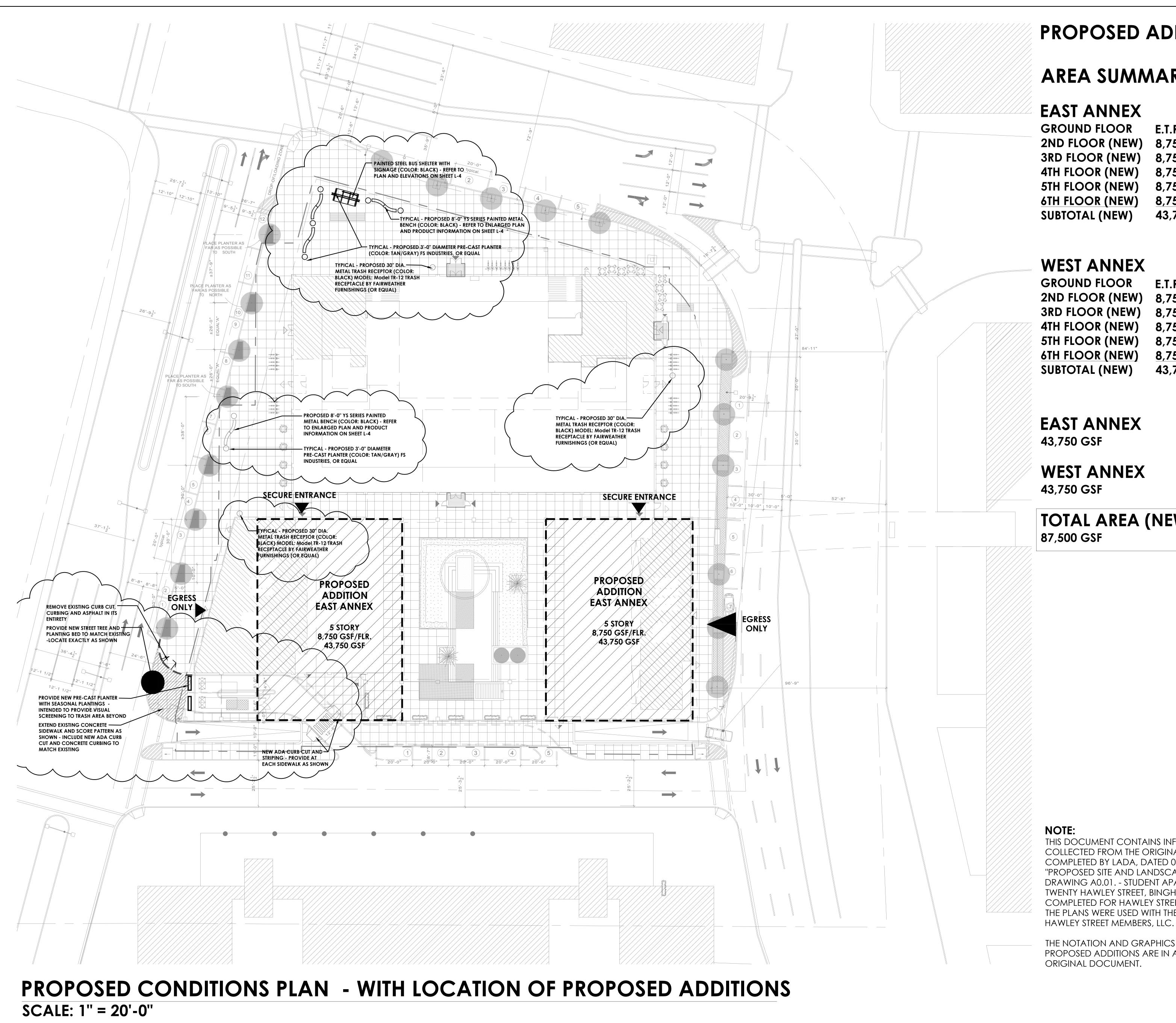
Job Progress

SITE PLAN **ZONING TABLE INFORMATION** 

**ISSUE DATE**: 10/2/2013 roject #: AWR18AR.01 Scale: AS NOTED Checked By: JJW

L-1

http://broomegis.co.broome.ny.us/website/broome/public/propinfo/viewer.htm



# PROPOSED ADDITIONS

# AREA SUMMARY TABLE

## **EAST ANNEX**

**GROUND FLOOR** E.T.R - NO CHANGE 2ND FLOOR (NEW) 8,750 SF 3RD FLOOR (NEW) 8,750 SF 4TH FLOOR (NEW) 8,750 SF 5TH FLOOR (NEW) 8,750 SF **6TH FLOOR (NEW)** 8,750 SF 43,750 SF SUBTOTAL (NEW)

## **WEST ANNEX**

E.T.R - NO CHANGE 2ND FLOOR (NEW) 8,750 SF 3RD FLOOR (NEW) 8,750 SF 4TH FLOOR (NEW) 8,750 SF 5TH FLOOR (NEW) 8,750 SF **6TH FLOOR (NEW)** 8,750 SF 43,750 SF SUBTOTAL (NEW)

**EAST ANNEX** 

**WEST ANNEX** 

TOTAL AREA (NEW)

THIS DOCUMENT CONTAINS INFORMATION COLLECTED FROM THE ORIGINAL SITE PLAN COMPLETED BY LADA, DATED 06.02.2010 LABELED "PROPOSED SITE AND LANDSCAPING PLAN", DRAWING A0.01. - STUDENT APARTMENTS -TWENTY HAWLEY STREET, BINGHAMTON, NY COMPLETED FOR HAWLEY STREET MEMBERS, LLC. THE PLANS WERE USED WITH THE CONSENT OF

THE NOTATION AND GRAPHICS FOR THE PROPOSED ADDITIONS ARE IN ADDITIONAL TO THE ORIGINAL DOCUMENT.

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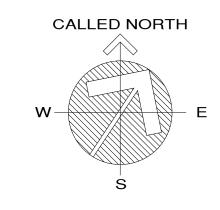
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HOUSING EXPANSION 20 HAWLEY STREET BINGHAMTON, NY

**Project Location** 



SITE PLAN SUBMISSION

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PROPOSED SITE PLAN

**ISSUE DATE**: 10/2/2013



1 PHOTO #1



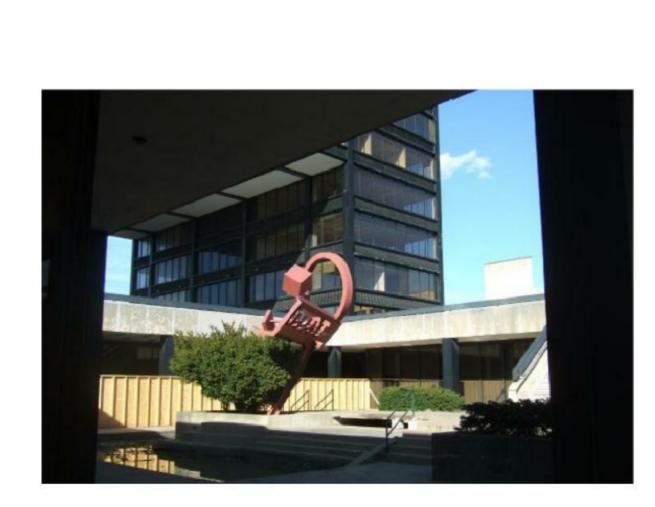
2 PHOTO #2



3 PHOTO #3



4 PHOTO #4



5 PHOTO #5



6 PHOTO #6

STUART STREET

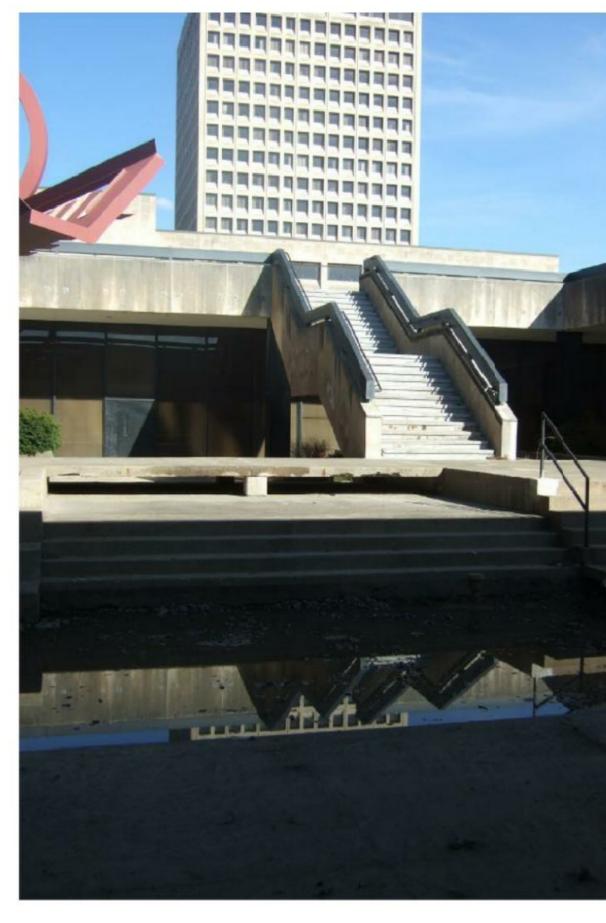
25' NEIGHBORING USE

IDENTIFICATION ZONE

THE SITE 6

HAWLEY ST

MEMBERS LLC



7 PHOTO #7

100' PUBLIC HEARING

CITY OF

160.49-1-12

PARKING

HAWLEY STREET

CITY OF BINGHAMTON

160.49-1-17

100' NEIGHBOR

CITY HALL

BINGHAMTON

NOTIFICATION ZONE



THIS DOCUMENT CONTAINS INFORMATION

THE NOTATION AND GRAPHICS FOR THE

COLLECTED FROM THE ORIGINAL PLANNING

SUBMISSION CREATED BY LADA, DATED 5/24/2010

DRAWING L-2 - STUDENT APARTMENTS - TWENTY

HAWLEY STREET, BINGHAMTON, NY COMPLETED FOR HAWLEY STREET MEMBERS, LLC. THE PLANS

LABELED "AIR PHOTO NEIGHBORHOOD CONTEXT",

WERE USED WITH THE CONSENT OF HAWLEY STREET

PROPOSED ADDITIONS ARE IN ADDITIONAL TO THE

8 PHOTO #8

NOTE:

MEMBERS, LLC.

ORIGINAL DOCUMENT.



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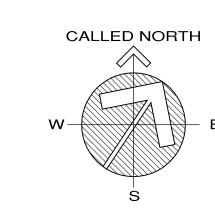
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Project Location



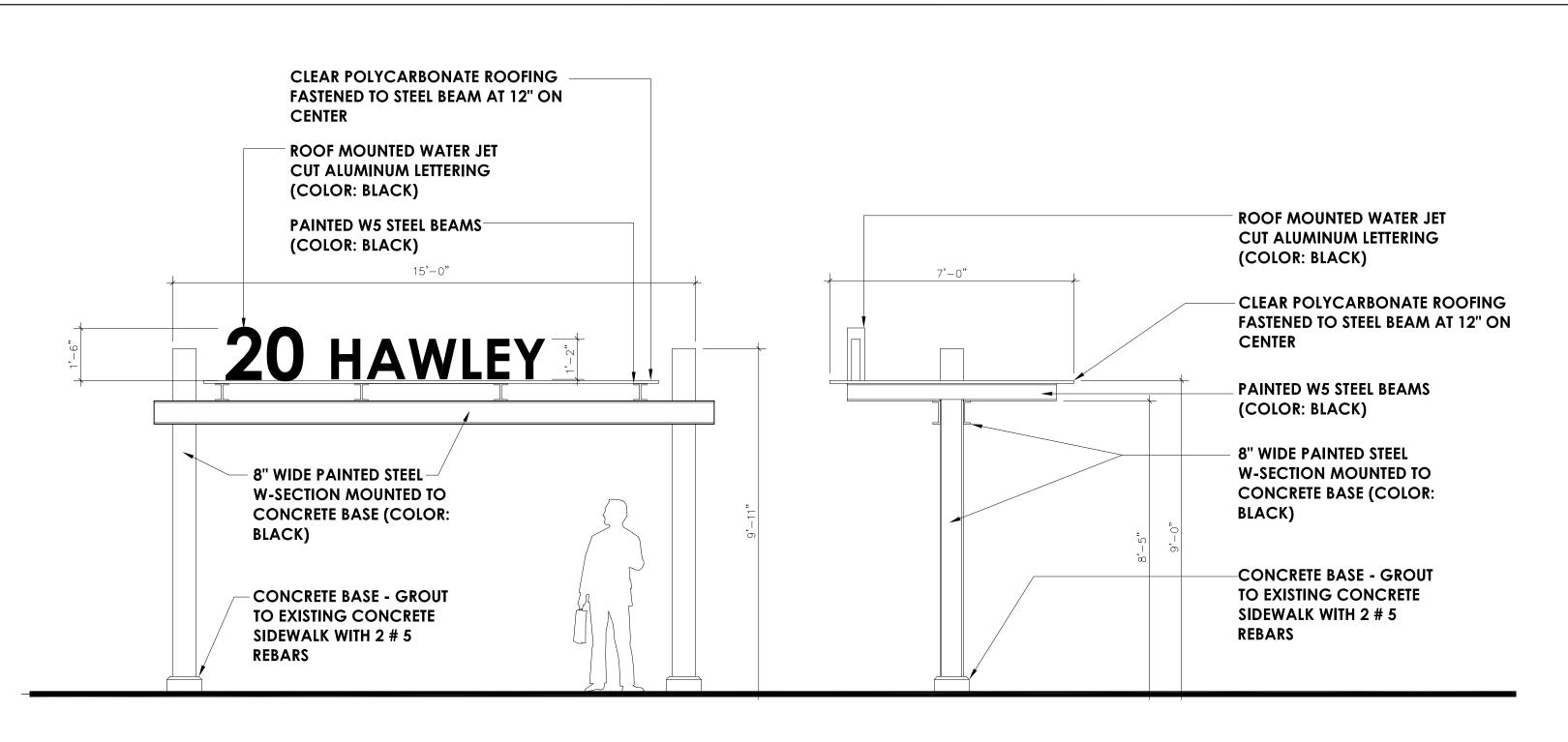
SITE PLAN SUBMISSION

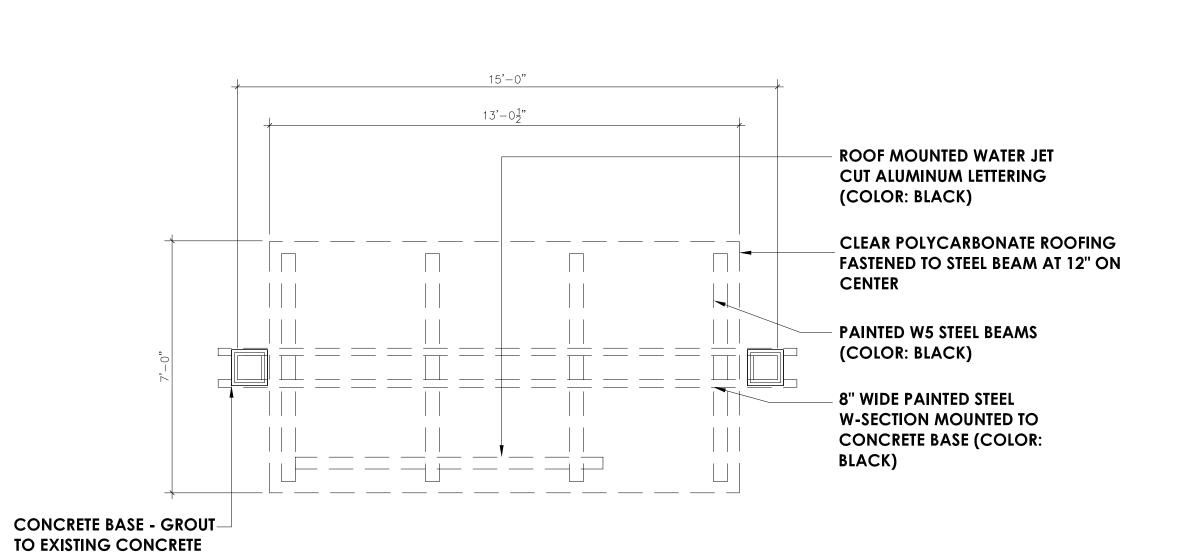
b Progress	

CONTEXT MAP AND PHOTOS

ISSUE DATE: 10/2/2013 Project #: AWR18AR.01 Scale: AS NOTED
Drawn By: JJW Checked By: JJW

L-3







PROPOSED PRE-CAST PLANTERS - REFER TO PLAN FOR SIZE AND LOCATION - PROVIDED BY FS INDUSTRIES, OR EQUAL PO Box 72659 Providence, RI 02907 Toll free:(800) 421-0314 • In RI:(401) 421-0314 • Fax:(401) 421-5679

# PROPOSED PLANTERS **SCALE: NONE**

# 16 GA. SPUN STEEL DOME TOP-POWDERCOATED TO MATCH BASE RING W/ 3/4" SPACE REV 03-0 -11

PROPOSED BUS SHELTER

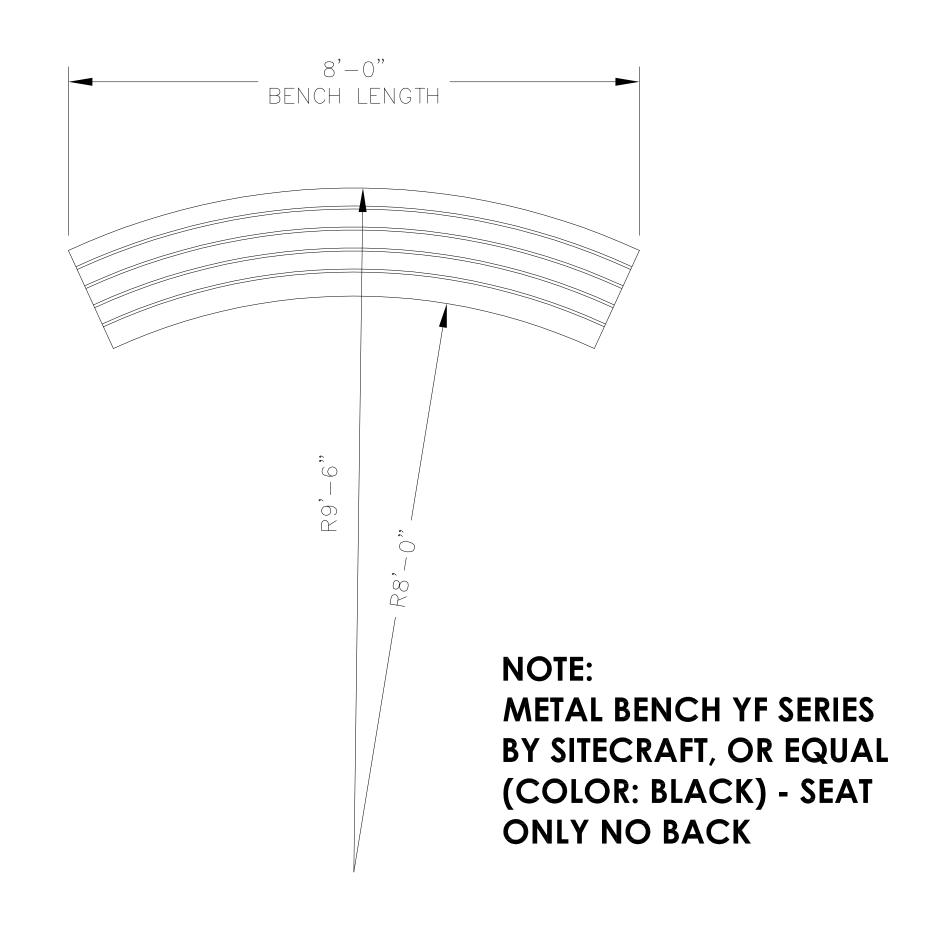
SCALE: 3/8" = 1'-0"

# TR-12 Trash Receptacle, Dome Top with Side Opening and 30 gallon liner

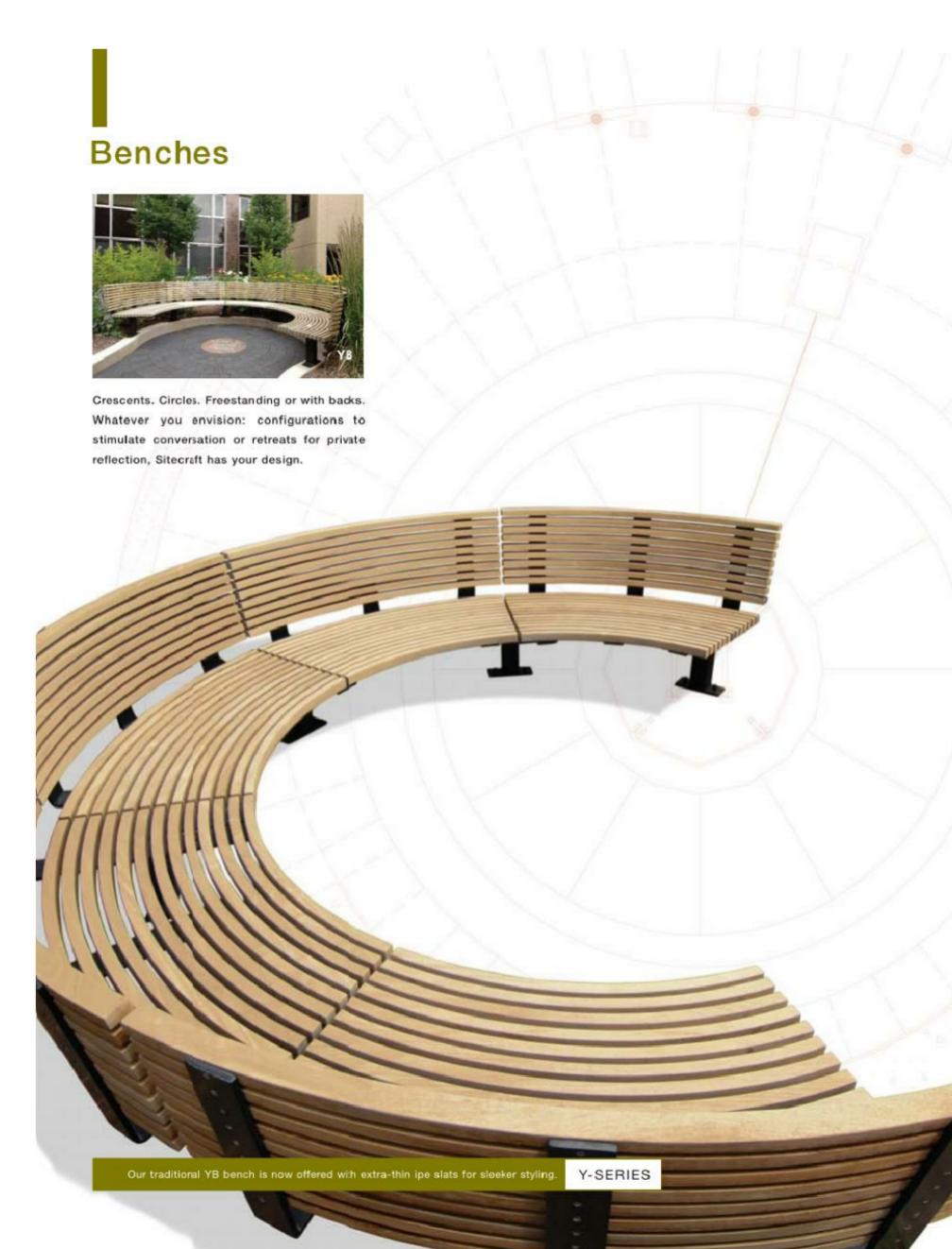


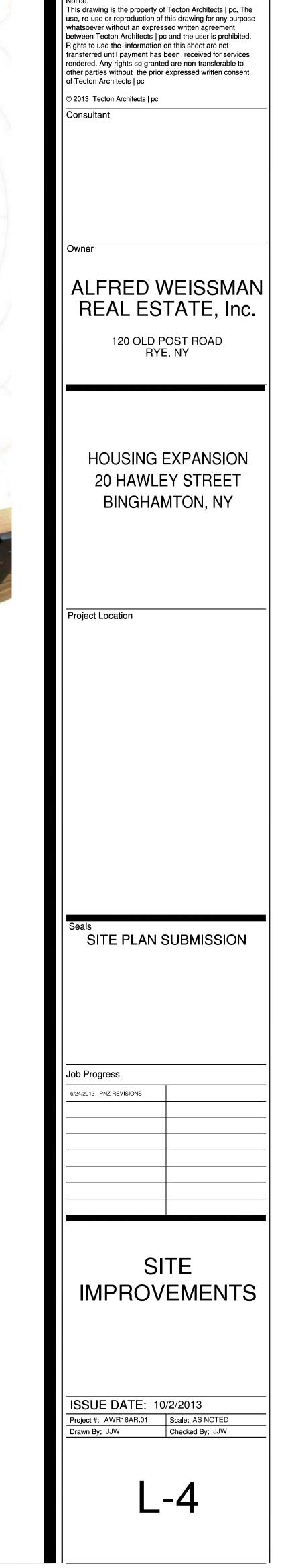
**PROPOSED 30" DIAMETER** METAL TRASH RECEPTOR (COLOR: BLACK) MODEL: **Model TR-12 TRASH** RECEPTACLE BY FAIRWEATHER **FURNISHINGS (OR EQUAL)** 





PROPOSED BENCH SEATING SCALE: NONE





**Tecton**Architects | pc

ONE HARTFORD SQUARE WEST HARTFORD CONNECTICUT TEL 860 548 0802 FAX 860 249 2531 www.tectonarchitects.com

## SPECIFICATIONS

The TR-12 trash receptacle shall be fabricated with 1/4 x 1-1/2" mild steel vertical slats welded to 1/4 x 1-1/2" hoops. Flared straps shall be welded to 1/2" rod. All steel shall conform to ASTM A36 hot rolled steel and shall be wheelabrated prior to fabrication.

Liner shall be standard 30 gallon galvan zed metal can powder ccated to match the

#### Anchor bolts by others

#### All welds between flat straps shall be smooth,

necessary, to remove any burs or sharp edges. Where flared straps meet 1/2" rod, all welds are ground smooth for appearance. PROTECTIVE COATINGS

continuous fillet welds ground smooth where

Following fabrication the receptacles shall be cleaned ard treated with a 5 stage iron phosphate process prior to the coating application. The protective coating shall be either polyester or polyester TGIC powder applied by the dry electrostatic method. The resultant coating shall be minimum of 4 mils thick on all surfaces.

#### OPTIONS Flat top

Ash dome top Leveling feet Polyethylene liner

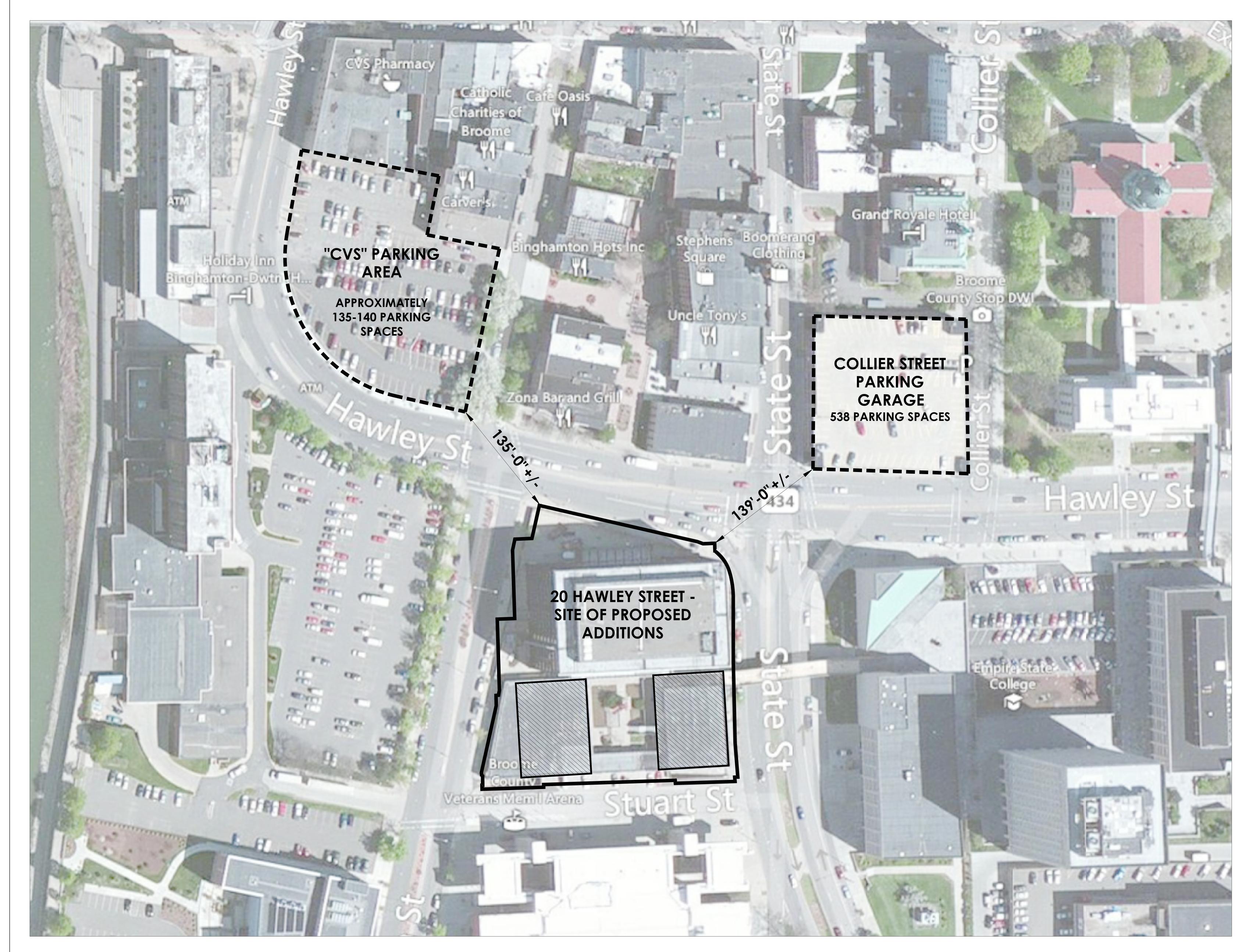
FairWeather Site Furnishings 360-895-2626 or Toll Free 800-323-1798

# PROPOSED TRASH ENCLOSURE

SCALE: NONE

SIDEWALK WITH 2 # 5

**REBARS** 



OFFSITE PARKING LOCATION DIAGRAM

**SCALE:** 1" = 40'-0"



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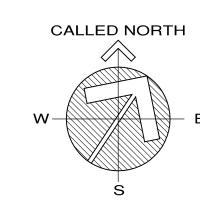
Owner

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Project Loca

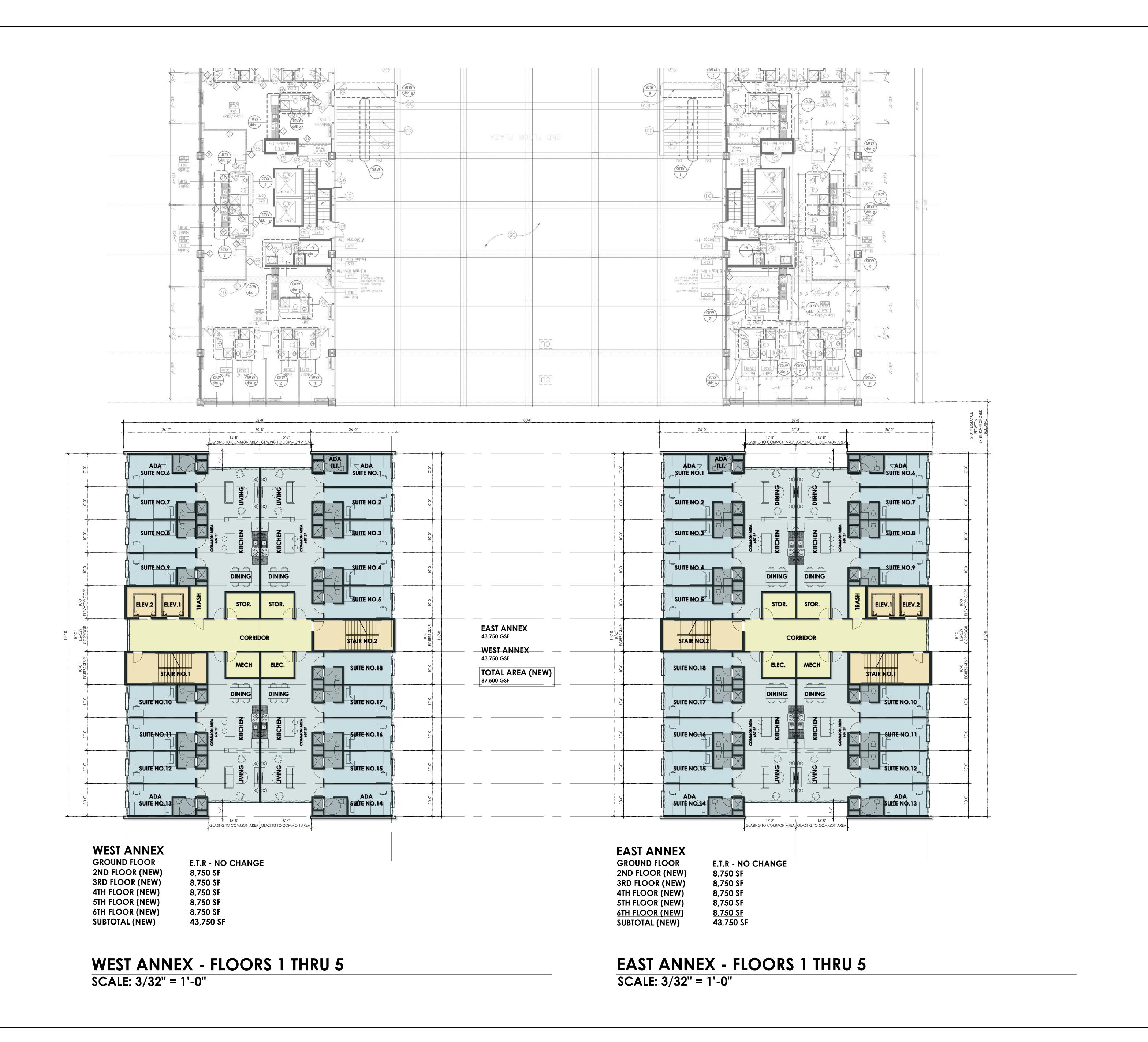


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Job Progress	
6/24/2013 - PNZ REVISIONS	

OFFSITE PARKING LOCATION DIAGRAM

L-5





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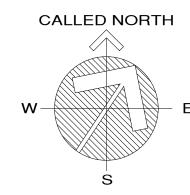
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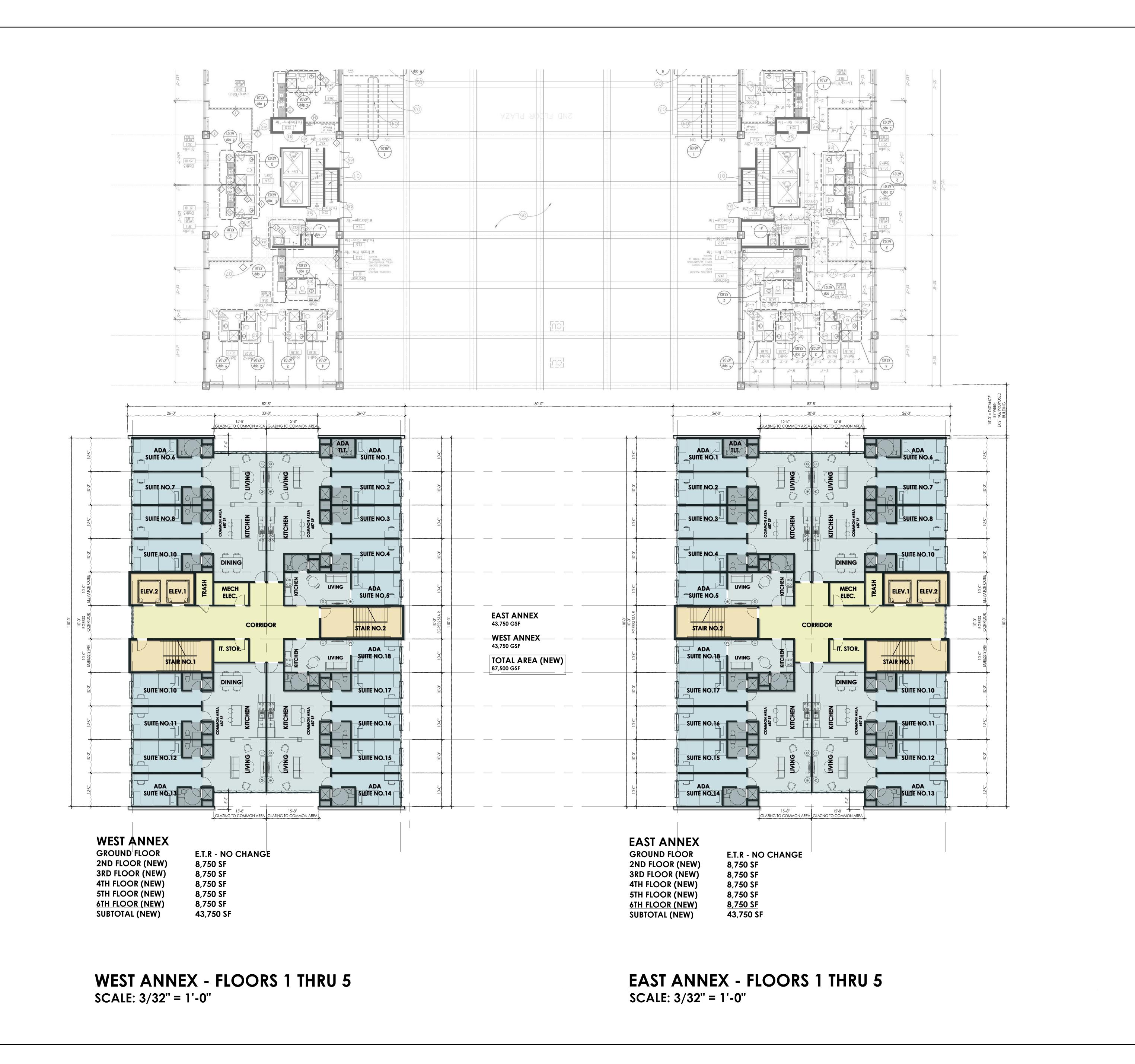
Project Loca



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PROPOSED FLOOR PLANS TYPICAL FLOORS FLR.1 - FLR. 5



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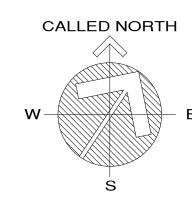
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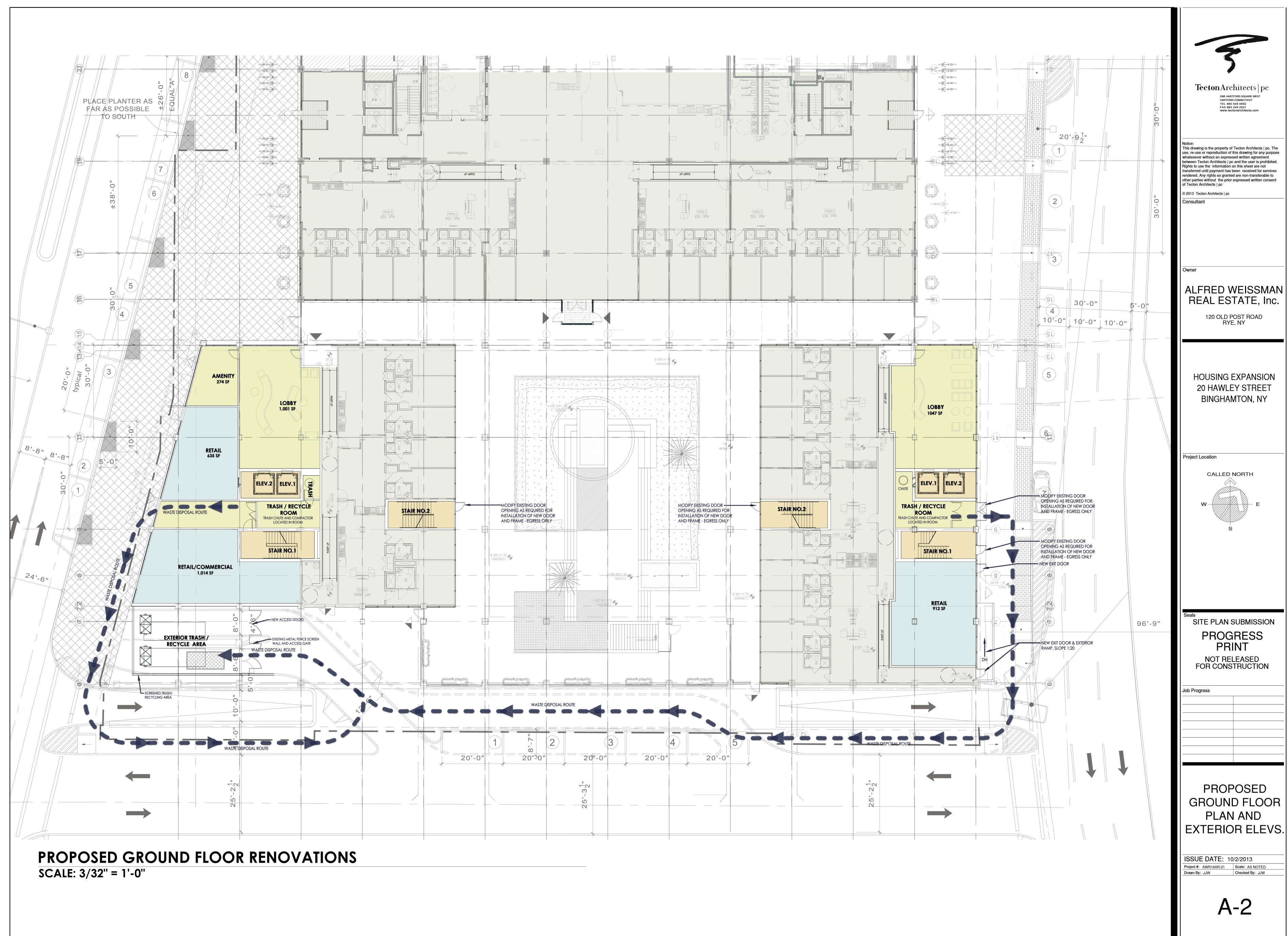


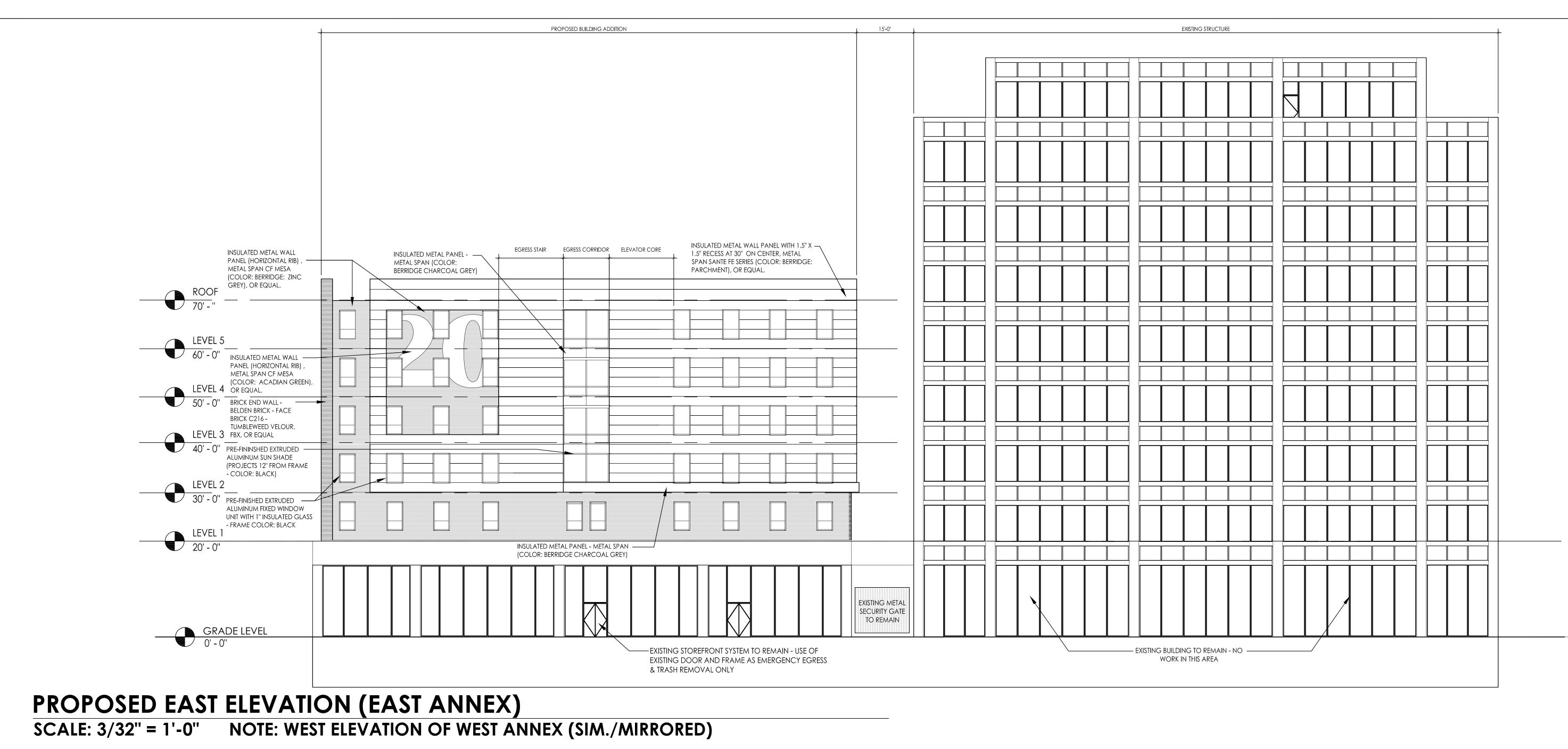
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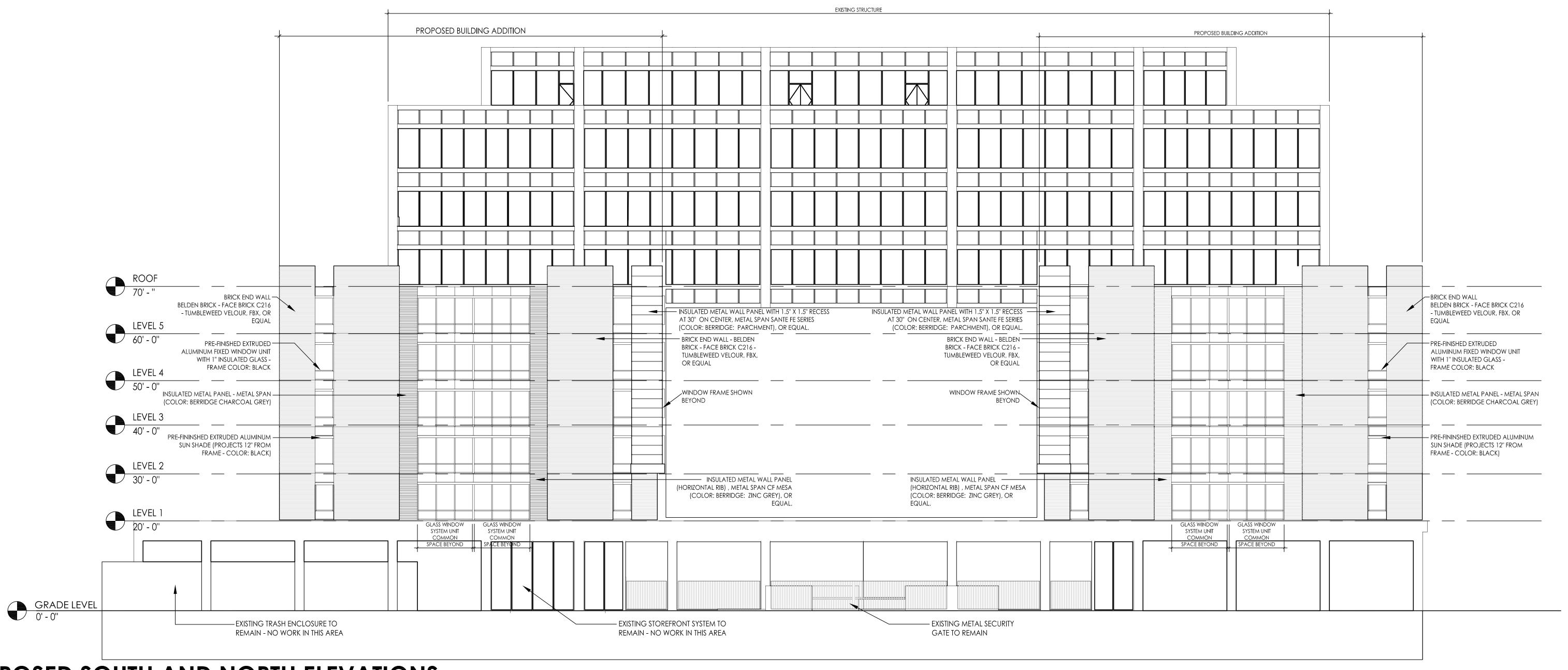
Job Progress

ALT.-A PROPOSED FLOOR PLANS TYPICAL FLOORS FLR.1 - FLR. 5

A-1A







PROPOSED SOUTH AND NORTH ELEVATIONS

SCALE: 3/32" = 1'-0"



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Project Location

PROGRESS
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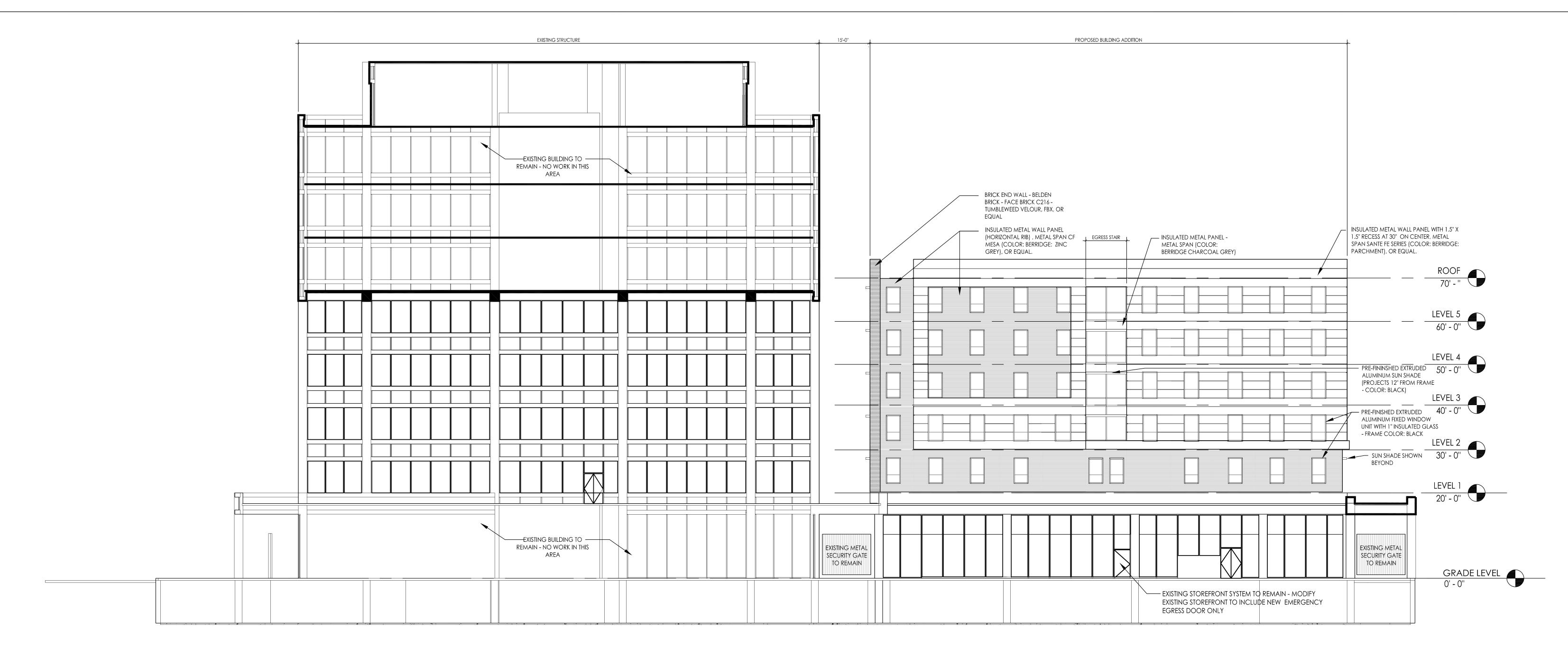
Job Progress

PROPOSED EXTERIOR ELEVATIONS

 ISSUE DATE: 10/2/2013

 Project #: AWR18AR.01
 Scale: AS NOTED

 Drawn By: JJW
 Checked By: JJW



# PROPOSED MATERIAL PALETTE

NOTE: MANUFACTURER AND COLOR MAY VARY DEPENDING UPON "OR EQUAL" MATERIAL SUBMISSIONS



BRICK: BELDEN BRICK -FACE BRICK C216, TUMBLEWEED VELOUR, FBX

INSULATED METAL PANELS:

BERRIDGE: PARCHMENT

BERRIDGE:

ZINC GREY

METAL SPAN:

BERRIDGE:

ARCADIAN GREEN

CHARCOAL GREY



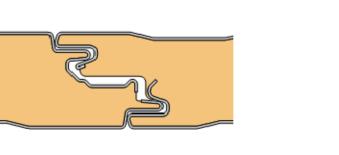
ROOF TOP SCREEN: GREENHECK, COLOR BLACK, LOUVERED FACADE

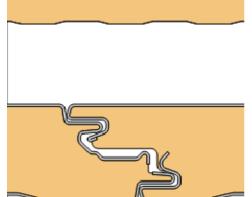


INSULATED METAL PANELS: METAL SPAN - CF MESA METAL SPAN - SANTA FE











PRECEDENT IMAGES OF METAL CLADDING IMAGES INTENDED TO REPRESENT DESIGN INTENT OF METAL PROPOSED CLADDING SYSTEM

# PROPOSED WEST ELEVATION (EAST ANNEX)

SCALE: 3/32" = 1'-0" NOTE: EAST ELEVATION OF WEST ANNEX (SIM./MIRRORED)







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Consultant

**ALFRED WEISSMAN** 

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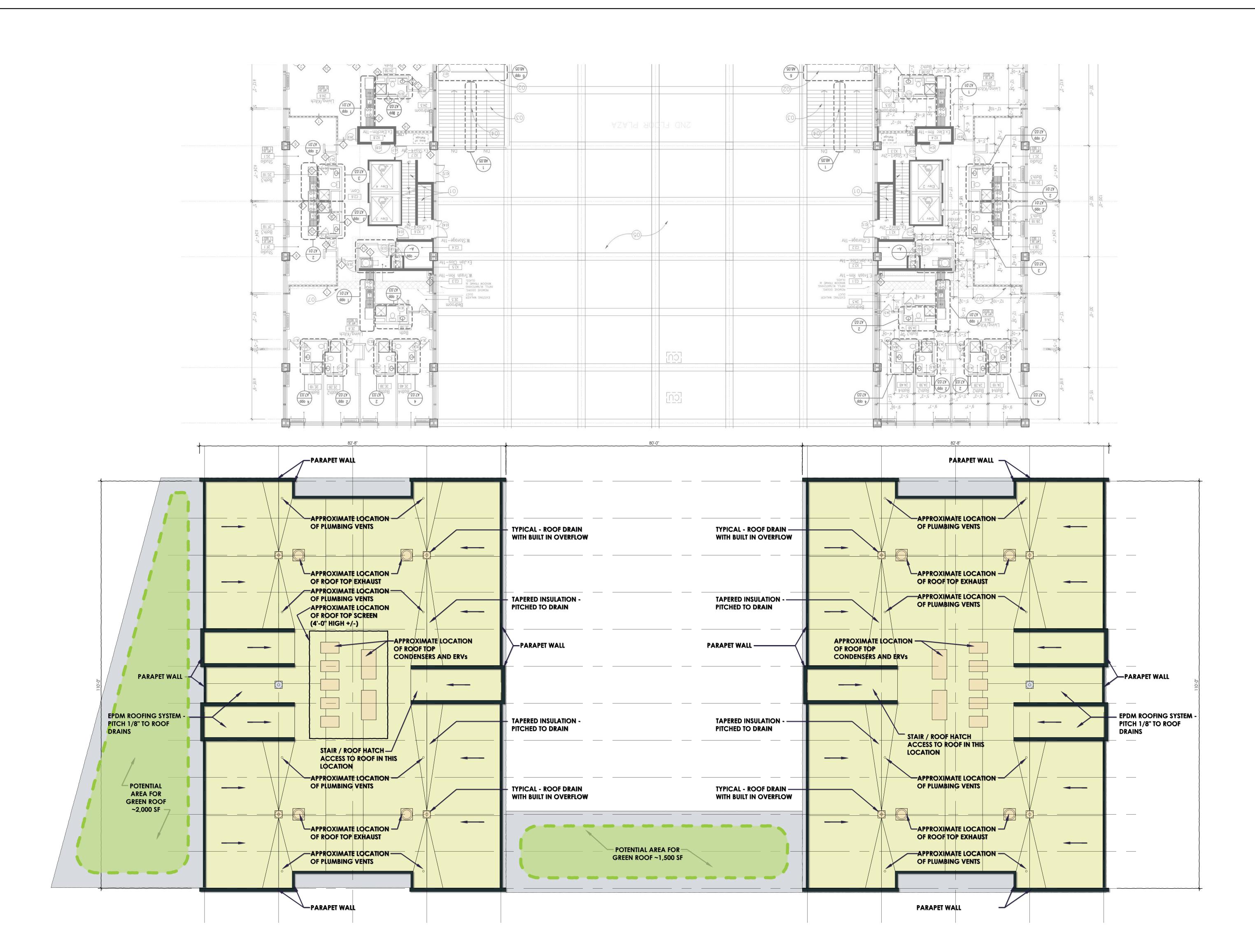
REAL ESTATE, Inc.

HOUSING EXPANSION 20 HAWLEY STREET BINGHAMTON, NY

SITE PLAN SUBMISSION **PROGRESS** PRINT NOT RELEASED FOR CONSTRUCTION

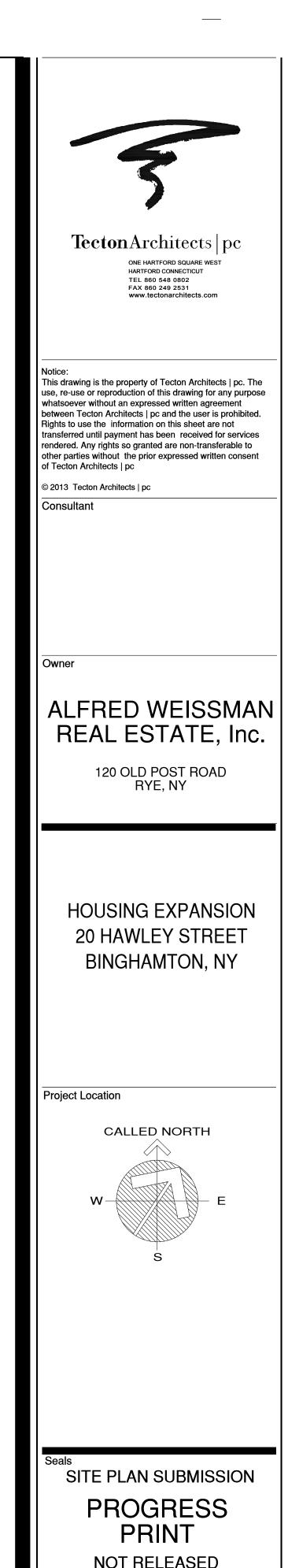
PROPOSED
<b>EXTERIOR</b>
<b>ELEVATIONS</b>
<b>&amp; MATERIALS</b>

ISSUE DATE: 10/2/2013



PROPOSED ROOF PLAN

**SCALE:** 3/32" = 1'-0"



**NOT RELEASED** FOR CONSTRUCTION

Job Progress

**ROOF PLAN** 

ISSUE DATE: 10/2/2013 Project #: AWR18AR.01 Scale: AS NOTED

Rendering Key Plan





